CAPSULE SUMMARY
AA-508
Philip Clayton House
160 Green Street
Annapolis, Maryland
1834
Private

The Federal-style dwelling at 160 Green Street was constructed circa 1834 by Philip Clayton, a bricklayer who presumably was personally responsible for building the brick structure. Although used as rental property immediately upon its completion, the dwelling was more commonly owner-occupied throughout the nineteenth and twentieth centuries. In 1972, Historic Annapolis Foundation received an easement for the property, which was associated with the Trustees of the Primary School District #38 in 1830. The dwelling is often erroneously referred to as the first home of the Farmers National Bank, although documentation supports the existence of a counting house on the property now designated as 161-163 Green Street (AA-1607), which was leased to Wallace, Johnson and Muir in 1790.

The two-story dwelling is set on a solid masonry foundation and is constructed of brick laid in five-course American bond. The brick has been painted, obscuring the masonry joints, on the façade, southwest, and southeast elevations. The northeast elevation is covered with a thin stucco finish, painted, and scored to mimic large stone blocks. The structure measures 30 feet by 22 feet with a circa 1961 two-story rear addition. This addition is possibly the ell, which dates from between 1878 and 1885, as it is not clear if this historic structure was razed or significantly altered circa 1961. The side-gable roof, covered in asphalt shingles, is finished with a three corbelled header courses of brick acting as the cornice on the façade and southeast elevation. The sides of the gable are finished with a plain raked cornice. Two interior-side chimneys, covered with a thin stucco finish and painted, rise from the northeast side elevation. The northernmost chimney is corbelled and has two squared hoods. The southernmost chimney, also corbelled, has three squared hoods. A third brick chimney, which has been painted, is located on the northeast elevation of the circa 1961 rear addition. This corbel capped chimney has two squared hoods.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

1. Name of F	roperty	(indicate preferred r	iame)					
historic	Philip Clayton l	House						
other								
2. Location								
street and number	160 Green Stree	et				-	_ not for	publication
city, town	Annapolis						vicinity	
county	Anne Arundel							
3. Owner of	Property	(give names and mailing	addres	ses of al	lowners	)		
name	Paige Lescure							
street and number	207 Hanover St	reet				telephone		
city, town	Annapolis		state	Maryl	land	zip code	21401	
4. Location courthouse, registry		Anne Arundel County Court	house		liber	9938 folio 7:	2	
courthouse, registry	v of deeds, etc.	Anne Arundel County Court	house		liber	9938 folio 7	2	
city, town	Annapolis	tax map 52A	tax	parcel	1169	tax II	D number	06323950
X Contril X Contril Determ Record Histori	buting Resource i buting Resource i nined Eligible for nined Ineligible fo ded by HABS/HAI c Structure Repor	F Additional Data  n National Register District n Local Historic District the National Register/Maryla r the National Register/Maryl ER rt or Research Report at MH	nd Regis land Reg				. 48	
6. Classifica	tion							
Categorydistrict _X_building(s)structuresiteobject	Ownershippublic _X_privateboth	Current Functionagriculturecommerce/tradedefensedomesticeducationfunerary	re	ecreation eligion ocial ansporta	/culture	Resource Contributin  1 0 0 0 1	ng Nor (	ncontributing  0 buildings  0 sites  0 structures  0 objects  0 Total
		governmenthealth careindustry	va	nknown acant/no ther:	t in use			ting Resources the Inventory

# 7. Description Condition \_\_\_excellent \_\_\_deteriorated \_\_\_ X\_good \_\_\_ruins \_\_\_altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The two-story brick dwelling at 160 Green Street was constructed in the Federal style circa 1834, as indicated by tax assessment and deed records. The structure is set on a solid masonry foundation and is constructed of brick laid in five-course American bond. The brick has been painted, obscuring the masonry joints, on the façade, southwest, and southeast elevations. The northeast elevation is covered with a thin stucco finish, painted, and scored to mimic large stone blocks. The structure measures 30 feet by 22 feet with a circa 1961 two-story rear addition. This addition is possibly the ell, which dates from between 1878 and 1885, as it is not clear if this historic structure was razed or significantly altered circa 1961. The side-gable roof, clad in asphalt shingles, is finished with a three corbelled header courses of brick acting as the cornice on the façade and southeast elevation. The sides of the gable are finished with a plain raked cornice. Two interior-side chimneys, covered with a thin stucco finish and painted, rise from the northeast side elevation. The northernmost chimney is corbelled and has two squared hoods. The southernmost chimney, also corbelled, has three squared hoods. A third brick chimney, which has been painted, is located on the northeast elevation of the circa 1961 rear addition. This corbel capped chimney has two squared hoods.

The façade, facing northwest on Green Street, is three bays wide with a side entry located in the westernmost bay. The wide single-leaf entry opening holds an eight-paneled wood door finished with a brass kick plate and square lock box is oval knob. The recessed opening is framed by a three-inch quirked ogee-molded surround of wood and topped by a three-light transom with narrow molded muntins. The elongated window openings in the eastern bays of the first story have the original 6/6 wood-sash windows with narrow molded muntins. The second story is symmetrically pierced by three original 6/6 standard-sized wood-sash windows, also with narrow molded muntins. The openings have three-inch quirked ogee-molded surrounds, narrow replacement wood sills, and jack-arched brick lintels that have been painted. Operable louvered wood shutters with no cross rails frame the window openings. The shutters have metal pivot fasteners.

The southwest elevation fronts a narrow walkway between the main block of the house and the circa 1980 dwelling at 158 Green Street. The walkway is closed by a solid vertical-board wood gate. The southwest elevation of the main block is pierced on the second story by a standard-sized 6/6 wood-sash window. A smaller 6/6 wood-sash window is located in the half-story of the gable end. Like the openings on the façade, the original windows on the southwest elevation have narrow molded muntins, three-inch quirked ogee-molded surrounds, narrow replacement wood sills, and jack-arched brick lintels that have been painted. Operable louvered wood shutters with metal pivot fasteners frame the window openings. The foundation is pierced by a single three-light awning wood window that is largely obscured by a metal screen.

The southwest elevation of the circa 1961 addition, has standard-sized 6/6 wood-sash windows on the first and second stories. The openings in the addition have torus-molded surrounds, brick sills, and jack-arched brick lintels. The operable louvered wood shutters have two sections divided by a narrow cross rail and are secured by scrolled metal fasteners.

The southeast elevation is largely dominated by the circa 1961 addition, which is constructed of brick laid in six-course American bond. The addition, approximately two bays wide, is covered by a shed roof of asphalt shingles. A one-story shed has been constructed in the eastern bay of the southeast elevation of the main block. The southeast elevation of the main block is pierced by a single-leaf entry opening on the first story. The ten-light door of wood has a five-inch square-edged surround. The upper story of the main block holds a single 6/6 wood-sash window symmetrically placed over the entry opening. The southeast elevation of the addition is marked by bands of multi-light doors and windows. The first story has four French doors, each with ten-lights and six-inch wide muntins. The center doors are double-leaf, flanked by single-leaf doors. The wood doors are set on a header course of brick and finished with a narrow square-edged surround. The second story has four banded openings, each with a 6/6 wood-sash windows separated by eight-inch wide wood mullions. The rowlock header brick sill is continuous. A narrow square-edged surround frames the opening, terminating under the wide overhanging eave of the shed roof. The northeast elevation of the addition has single 6/6 wood-sash window openings symmetrically placed on the first and second stories. The openings in the addition have torus-molded surrounds, brick sills, and jack-arched brick lintels. The operable louvered wood shutters have two sections divided by a narrow cross rail and are secured by scrolled metal fasteners.

## Maryland Historical Trust Maryland Inventory of Historic Properties Form

Philip Clayton House, 160 Green Street, Annapolis, Maryland Continuation Sheet

Number 7 Page 2

The northeast elevation, finished with scored stucco, opens onto a small side yard located between 160 Green Street and the wood-frame dwelling at 162 Green Street. An ornate wrought-iron fence with gate edges the property along Green Street. The elevation has an elongated 6/6 wood-sash window on the first story and a standard-sized 6/6 wood-sash window on the second story. A small 6/6 wood-sash window is located in the half-story of the gable end. Like the openings on the façade, the original windows on the northeast elevation have narrow molded muntins, three-inch quirked ogee-molded surrounds, and narrow replacement wood sills. Because of the stucco finish, the jack-arched brick lintels are not visible, if they exist. Operable louvered wood shutters with metal pivot fasteners frame the window openings. The foundation is pierced by a single three-light awning wood window that is largely obscured by a metal screen. Repairs to the exterior finish, possibly from the infill of a former window opening, are noticeable in the northernmost bay on the first story.

The interior of the building was not accessible at the time of the survey.

8. Signific	ance			Inventory No. AA-508
Period	Areas of Significance	Check and j	ustify below	
1600-1699 1700-1799 X 1800-1899 1900-1999 2000-	agriculture archeology X architecture art X commerce communications community planning conservation	economics education engineering entertainment/ recreation ethnic heritage exploration/ settlement	health/medicine industry invention landscape archit law literature maritime history military	philosophy politics/government tecture religion science social history
Specific dates	1834, 1961		Architect/Builder	Philip Clayton, bricklayer
Construction da	ites 1834			
Evaluation for:				
	National Register		Maryland Register	Xnot evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The Federal-style dwelling at 160 Green Street was constructed circa 1834 by Philip Clayton, a bricklayer who presumably was personally responsible for building the brick structure. Although used as rental property immediately upon its completion, the dwelling was more commonly owner-occupied throughout the nineteenth and twentieth centuries. In 1972, Historic Annapolis Foundation received an easement for the property, which was associated with the Trustees of the Primary School District #38 in 1830. The dwelling is often erroneously referred to as the first home of the Farmers National Bank, although documentation supports the existence of a counting house on the property now designated as 161-163 Green Street (AA-1607), which was leased to Wallace, Johnson and Muir in 1790.

#### HISTORY

#### LOT 25

The property on which 160 Green Street stands was historically part of Lot 25, which extended from Duke of Gloucester Street southeastward mid-block along Green Street, prior to the laying of Green Street and Compromise Street. James Stoddert resurveyed the lot in 1718 for Amos Garrett, who was believed to have been "the most prominent and by far the most successful" merchant in Annapolis from the first decade of the eighteenth century until his death in 1727. Garrett, who served as the first mayor of Annapolis, apparently made his fortune lending money at interest and dealing with imported goods. Following Garrett's death, his heirs sold Lot 25 to Dr. Charles Carroll. By 1737, Carroll had purchased the adjoining lots designated as 26, 28, 29, 30, and 32. He also owned other non-contiguous property throughout Annapolis.

Dr. Charles Carroll, born in Ireland about 1691, is believed to have arrived in Maryland in 1715. Soon after his arrival, Carroll began to practice medicine, documented by his 1716 account books, although he did not have a medical degree. As explained by Norman K. Risjord in *Builders of Annapolis: Enterprise and Politics in a Colonial Capital*, Carroll's "fee was 100 pounds of tobacco, or a multiple of that for some extraordinary service. The medicines he prescribed evidently were included in the fee. He also seems to have functioned as a pharmacist, selling drugs on a retail basis. The account book indicates that he purchased his medicines from an agent in London."

<sup>&</sup>lt;sup>1</sup> Edward Papenfuse, *In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805*, (Baltimore, Maryland: The Johns Hopkins University Press, 1975), p. 13. Papenfuse places Garrett's death in 1728; however, his grave marker at St. Anne's Church indicates his death date was March 8, 1727.

<sup>&</sup>lt;sup>2</sup> Despite the financial success he enjoyed throughout his lifetime, Garrett's body was arrested for debt after his death in 1727, and kept for seven days as was allowed by English Common Law. Elihu Riley, *The Ancient City: History of Annapolis in Maryland*, 1649-1887, (Annapolis, Maryland: Record Printing Office, 1887), p. 76.

<sup>&</sup>lt;sup>3</sup> Provincial Court Records, Liber RD 2, Folio 311 and Liber RD 3, Folio 76.

<sup>&</sup>lt;sup>4</sup> Norman K. Risjord, Builders of Annapolis: Enterprise and Politics in a Colonial Capital. (Baltimore, Maryland: Maryland

## Maryland Historical Trust Maryland Inventory of Historic Properties Form

Philip Clayton, 160 Green Street, Annapolis, Maryland Continuation Sheet

Number 8 Page 2

Despite the need for educated chirurgeon, or surgeons as they became know, Dr. Carroll's 1719 account books indicate he had nearly abandoned the medical practice in favor of commerce, agriculture (tobacco), iron manufacturing, and shipbuilding. He also began to acquire and sell vast acres of land, particularly in western Maryland. "He eventually held patents to ninety-six tracts totaling 31,529 acres for an average of 352 acres per holding. Of these, Carroll sold fifty-seven tracts containing 22,781 acres, at a profit margin that frequently reached 400 per cent."5 This great wealth appears not to have helped Carroll in his pursuit of Dorothy Blake, the daughter of Charles Blake of Queen Anne's County on the Eastern Shore of Maryland.<sup>6</sup> A 1955 information sheet compiled by Historic Annapolis, Inc., recounts that "Mr. Blake said that he did not know enough about the young suitor, also that he did not like Annapolis, and therefore Annapolitans. But Carroll assured him [Blake] that he owned land and Negroes, and had already begun building a house. Carroll then said that he was not trying to marry money, but Blake somehow let it be known that he planned to give his daughter fifty pounds sterling, for ten years.... At all events, Blake finally consented, and so the two were married, during 1723...." A second undated information sheet archived at Historic Annapolis notes the Carrolls were married in 1719. The Carrolls were living in Annapolis by early 1724, presumably residing in the dwelling at the corner of Main and Conduit streets. The construction date of the prominent Annapolis townhouse is tied not only to its construction technology and materials, but also to the birth of Dr. Carroll's first child in the dwelling. Charles Carroll (the Barrister) was born on March 22, 1724; the year after his father had purchased the property on Main Street. Known as the Charles Carroll the Barrister House (AA-671), the dwelling on Main Street at Conduit Street had been sold by Dr. Carroll in 1746 to Nicholas Maccubbin his son-in-law. Historic records document that Maccubbin resided in the house until his death in 1784.8 Dr. Carroll appears to have relocated to a newly constructed brick house on Lots 29 and 30, at what is presently the site of 188 Green Street.

In 1752, Dr. Carroll announced the opening of a street to the dock at Main Street from Duke of Gloucester Street. The naming of Green Street has been said by local historians to have been an interpretation of the word "Gratis," meaning without charge or payment. The word was noted at the bottom of publisher Jonas Green's own copy of the *Maryland Gazette*, apparently in Dr. Carroll's own hand. The declaration was advertised in the *Maryland Gazette* on February 20, 1752:

Dr. Charles Carroll, having made a Street way, from the Head of Nicholson's dock, opposite to the Market House in the City of Annapolis, from the end of Church Street at the Waterside, through his Lots, to Duke of Gloucester Street, for the reasonable convenience of others as well as his own, by the name of Green Street;

This is to give notice, that the said Carroll hath several very convenient Lots, fronting on both sides of the said Green Street, some fronting on that and Church Street, or the Cove, and others fronting on Duke of Gloucester Street and said Green Street, very conveniently situated for good Air, and Prospect, and Building or carrying on any Trade or Business; which Lots he will sell, or lease at very reasonable Rates, for Lives, or an Term of Years. Any Persons inclinable to buy or lease, may apply to said Carroll at his house in Annapolis, and know further. C. Carroll.<sup>10</sup>

Historical Society, 1997), p. 63.

<sup>&</sup>lt;sup>5</sup> Risjord, p. 64.

<sup>&</sup>lt;sup>6</sup> Risjord indicates Carroll's wife was named Mary Blake, p. 61.

<sup>&</sup>lt;sup>7</sup> Historic Annapolis, Inc., "The Carroll the Barrister House, Annapolis," Information Sheet, Fourth Annapolis Open House, April 13-15, 1955. Archived in the vertical property files of Historic Annapolis.

<sup>8</sup> The Charles Carroll the Barrister House, which its namesake never owned, was moved to the campus of St. John's College on October 3-4, 1955, saving it from demolition.

<sup>9</sup> Historic Annapolis Foundation Vertical Files, "Green Street."

<sup>&</sup>lt;sup>10</sup> Maryland Gazette, February 20, 1752.

Inventory No. AA-508

Philip Clayton, 160 Green Street, Annapolis, Maryland Continuation Sheet

Number 8 Page 3

Although Green Street was commonly used by residents and visitors as a conduit to the wharves and Market Space from Duke of Gloucester Street, Dr. Carroll was unable to successfully sell or lease the lots flanking the street. The northwest side of Green Street was leased by Carroll for 21 years to Thomas Williamson in 1745. With no permanent structure constructed on the property, the lease was terminated by Williamson in 1759, seven years shy of the terms of the lease.

Following the September 1755 death of Dr. Carroll, the property was devised to his eldest son, Charles Carroll the Barrister. The younger Carroll was educated in Europe, attending a preparatory school in Portugal, and Eton and Cambridge University in England. He studied at the Middle Temple Law Courts of London before returning to Annapolis in 1755, just months prior to the death of his father. As the only surviving son, Carroll inherited vast wealth. Charles Carroll differentiated himself from the many other Charles Carrolls by 1766, writing in a correspondence "there are so many of my name in this town that some particular description is necessary to prevent mistakes. Please, therefore, to direct to me [as] Counsellor Barrister at Law; when you write to my correspondents, be pleased to mention me with that addition." Thus, he became known as Charles Carroll the Barrister. During his career, Carroll the Barrister was the member of a number of patriotic bodies, including the Councils of Safety, the Committee of Safety, the Committee of Observation, and the Committee of Correspondence. He served as president of the Maryland Convention, which met in May 1776. The Barrister was the principal writer of the Declaration of Delegates of Maryland, originally scheduled for action on July 3, 1776, but adopted on July 6, 1776, two days after the Continental Congress agreed on the Declaration of Independence. The text of Carroll's declaration makes up the first forty-five articles of the Maryland Constitution, which he also helped draft. Carroll and his wife, Margaret Tilghman, had twins who died in infancy. He was charged in the 1783 Tax Lists for six lots in Annapolis, totaling six acres with a value of £1,329.0.0.

In 1783, Charles Carroll the Barrister bequeathed his land holdings, which included his home on Green Street on Lots 29 and 30, to his nephews, Nicholas Maccubbin, Jr., and James Maccubbin, provided they change their names to Carroll. The *Maryland Gazette* documented the name change from Maccubbin to Carroll on June 5, 1783, following an official Act of Assembly in April 1783. Nicholas Maccubbin, the father of Nicholas, Jr. and James, was a prominent Annapolis merchant and sheriff. He was married to Mary Claire Carroll, the daughter of Dr. Charles Carroll.

Lot 25, together with the surrounding lots fronting Green Street, was bequeathed to Nicholas Maccubbin Carroll, who began to advertise the land for lease after 1783. Maccubbin Carroll had subdivided the lots along Green Street, save Lots 29 and 30 where he resided with his family. No records document the leasing of Lot 25 by Maccubbin Carroll in the last decades of the eighteenth century. A prominent land owner and merchant, Nicholas Maccubbin Carroll was charged for ten dwellings throughout the City of Annapolis, collectively valued in the 1798 Federal Direct Tax at \$1,280. He was also charged for ten dwellings on Main Street, valued in total at \$2,048.

Elizabeth B. Anderson recounts in *Annapolis: A Walk Through History* that 160 Green Street was the home of the first Farmers National Bank. Survey documentation completed by William D. Morgan for HABS in July 1967 and Russell Wright for Historic Annapolis in August 1983 also state this building was the first Farmers National Bank. However, tax assessments, deed records, and the subsequent chancery court records related to the estate of Nicholas Maccubbin Carroll, do not indicate the bank was associated with this property circa 1805. Further, the tax assessments, deed records, advertisements, and maps document that the present building on the property was not constructed until circa 1834. Rather, the sale of the 1790 lease agreement for 161-163 Green Street (AA-1607) to Wallace, Johnson

<sup>11</sup> Historic Annapolis, Inc. vertical property files.

<sup>&</sup>lt;sup>12</sup> Edward Papenfuse and Jane McWilliams, "Southern Urban Society after the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historical Annapolis Foundation, 1969, Parcel 35, Section III, p. 610.

<sup>13</sup> Elizabeth B. Anderson, Annapolis: A Walk Through History, (Centreville, Maryland: Tidewater Publishing, 2003), p. 70.

## Maryland Historical Trust Maryland Inventory of Historic Properties Form

Philip Clayton, 160 Green Street, Annapolis, Maryland Continuation Sheet

Number 8 Page 4

and Muir, as well as the accounts of the improved property being used as a counting house at the turn of the nineteenth century, suggest 161-163 Green Street was possibly the first home of the Farmers National Bank.

Upon Nicholas Maccubbin Carroll's death on May 22, 1812, all of his land holdings were equally devised amongst his wife, Ann Jennings Carroll, and his five children. Because two of the children, Thomas H. and John Henry Carroll were under age, and Ann Jennings Carroll was to receive dowager rights, the division of the property was referred to the Chancery Courts, with William Kilty acting as chancellor. Further, Margaret Carroll, the widow of Charles Carroll the Barrister, "held a life estate in one undivided third part of all said real estate." Under Chancery Court #1213, Kilty "order partition into five part of the real estate of Nicholas Carroll, deceased, lying and being in Anne Arundel, Baltimore, and Kent Counties." John Eager Howard, Samuel Owings, Robert Lyon, Brice J. Worthington, and John Brice were appointed commissioners to examine and divide the property. John Brice was unable to fulfill the commitment as it was "inconvenient." On December 1, 1812, the Chancery Court appointed Christopher Hughes to replace him. Nicholas Brice was appointed guardian of the "infants" Thomas H. Carroll and John H. Carroll by Kilty on July 16, 1812.

The division of property included The Caves and Stanton in Baltimore County, Clonlisk and The Woodlands in Kent County, thirty lots in Baltimore County, land at Elk Ridge Landing, The Plains in Anne Arundel County, and various lots with improvements in the City of Annapolis. The entire estate was valued in 1812 at \$44,406.74, after deductions. William Kilty decreed on May 6, 1815 that Ann Carroll Mason and her husband William Temple Thompson Mason of Leesburg, Virginia, were to receive title to The Plains and four-and-a-half lots in Baltimore County, as well as "all the lands, houses, lots, ground rent, and part of a wharf in the City of Annapolis." With a value of \$2,000, the land in the City of Annapolis included "a dwelling house and outhouses, and part of a wharf and garden on the East side of Green Street." This was the dwelling erected in the early eighteenth century for Dr. Carroll. Additionally, the Masons received "the house rented to Taylor and all the ground from the garden east of Green Street to the [unreadable] leading to Charles Carroll," which was valued at \$4,000. These two lots constituted Section III of Stoddert Lots 29 and 30, which was considered to be valuable property because of its location near the docks and market area. The ground rents, noted as £68.3.4 a year, were valued at \$1,800. The house on Main Street that was rented to William Goodman was valued at \$600. The two houses rented to Curran, one of which he occupied and the other on Main Street, were valued at \$300 and \$800, respectively.\(^{15}

#### **Building History**

Within days of receiving title to Lot 25, William T.T. Mason and Ann Carroll Mason conveyed the entire parcel to John Brewer. The lot measured 264 feet along the southeast side of Green Street to Duke of Gloucester Street and back 131 feet four inches to the John Ridout House at 120 Duke of Gloucester Street (AA-463). The owner of the John Ridout House, John Brewer paid \$430 for Lot 25. Born in 1778 to Joseph Brewer, Jr. and Jane Brewer, John Brewer was a prominent attorney, serving as Commander of the Land Office for the Western Shore and Clerk of the House of Delegates. In 1819, Brewer was charged for two lots, one of which was improved, in the City of Annapolis. The lots together totaled half an acre, valued at \$2,000. However, based on historic maps, and the physical evidence of the existing building at 160 Green Street, it does not appear that John Brewer improved the property prior to his death in January 1827. Two years later, following an equity case involving the subdivision of land holding amongst Brewer's eleven surviving children, George G. Brewer was appointed trustee to convey Lot 25. It was purchased in April 1830 by the Trustees of the Primary School District #38. Nearly a year later, the property at 160 Green Street was purchased by William Sullivan. The 1831 Real Property Assessments charged Sullivan with a single improved lot in the City of Annapolis. Valued at \$400, the improvement is not believed to be located on Green Street. The existence of a dwelling at 160 Green Street was not noted in the June

<sup>&</sup>lt;sup>14</sup> Chancery Court, Chancery Papers #1213, "Division of Nicholas Carroll Estate," July 1812 (Maryland State Archives, Folder 1213, MSA S512, 1/36/1).

<sup>&</sup>lt;sup>15</sup> Chancery Court, Chancery Papers #1213, "Division of Nicholas Carroll Estate," July 1812 (Maryland State Archives, Folder 1213, MSA S512, 1/36/1).

## Maryland Historical Trust Maryland Inventory of Historic Properties Form

Philip Clayton, 160 Green Street, Annapolis, Maryland Continuation Sheet

Number 8 Page 5

1834 deed of sale from William Sullivan to Philip Clayton. The lot measured 25 feet along Green Street and was 103 feet deep to the property at 120 Duke of Gloucester Street. Clayton paid \$70.00 for the lot, further indicating it had not been improved.

The tax assessments for 1834 charged Clayton with one improved lot on Green Street, valued at \$800. Clayton, born about 1786 in Virginia, was a bricklayer and presumably was personally responsible for the construction of the brick dwelling at 160 Green Street in 1834. The property with a "new brick house on Green Street" was offered for sale or rent by Clayton in the *Maryland Gazette* in 1837. To date, there is no documentation indicating that Clayton was able to lease the property. However, in April 1842, the property was sold to George W. Wilson in trust for Mary A. Wilson. The deed specifically noted a two-story brick house on the property, which was sold for \$1,200. Mary A. Wilson was born in 1800. According to the United States Census for 1860, Wilson lived with her son and two grandchildren in the house at 160 Green Street. Eldest son, Spedden V. Wilson, Jr., was a plasterer and later, manager of a cemetery. The census records that the real estate of Mary A. Wilson was valued at \$1,200 and her personal estate was \$1,700. Spedden Wilson's real estate was valued at \$2,000. The 1870 census indicates Mary Wilson continued to reside with her son, Spedden, and grandson, James Holland. The census documents that Mary Wilson rented rooms, as African-American Henry Tilgman (laborer) was noted as occupying the dwelling. Two African-American female domestics also resided at 160 Green Street in 1870. The census noted that Mary Wilson's real estate was valued at \$2,000, while that of her son was \$4,400. The \$2,000 real estate was comparable to those of neighboring dwellings on Green Street in 1870.

Upon the death of Mary A. Wilson on March 22, 1874, the property at 160 Green Street was bequeathed to Spedden Wilson in trust for her grandson, James W. Holland. Holland, born about 1848, was a dry goods clerk, and later a bank clerk. Wilson stipulated in her Will that if James Holland did not have children at the time of his death, the property was to be devised to her sons, George W. and William T. Wilson. The census records for 1880 do not list James W. Holland as occupying the dwelling on Green Street; rather he was living with his uncle Spedden Wilson on Carroll Street [sic] (now Pinkney Street). The unmarried James W. Holland died in Baltimore on January 19, 1887, "under the influence of opium." Despite Wilson's wishes, title of the property at 160 Green Street was disputed in Chancery Court by her heirs. Frank H. Stockett, who also lived on Green Street, was charged with selling the property at public auction. The handbill announcing the sale stated:

Located on Green Street, in said city, and fronting thereon about 28 feet, to the line of the lot owned by William F. Williams on the northeast, and to the line of the lot owned by Thomas Ireland on the southwest, and running southeasterly with several lines of said lot about 105 feet to the line of the property owned by Dr. William G. Ridout. This property is improved by a two-story and attic brick dwelling, with two-story frame kitchen attached and is occupied by S. Rawlings Goodwin. It commands a very extensive view of the harbor and bay.<sup>17</sup>

The Sanborn Fire Insurance maps for 1885 illustrate that the main block of the two-story brick structure had a rectangular plan with a one-story ell on the southern end of the southeast elevation. A one-and-a-half-story wood-frame kitchen, constructed circa 1878, was connected by a hyphen set at a forty degree angle extending from the east corner of the ell. By 1903, the angled hyphen had been removed. In its place was a one-story open porch that extended along the southeast elevation of the ell, connecting it with southwest elevation of the kitchen. The maps for 1903 and from 1921 through 1954 show that the ell was two stories in height, while the maps from 1908 and 1913 indicate the ell was just one story high. Configuration of the entire structure was not substantially altered during this period, suggesting the height of the ell was erroneously recorded. Yet, the height of this ell, which dates from between 1878 and 1885, is not known as the structure was razed or significantly altered circa 1961.

<sup>17</sup> Historic Annapolis Foundation, Vertical Files "160 Green Street."

<sup>&</sup>lt;sup>16</sup> Robert Harry McIntire, Annapolis Maryland Families, (Baltimore, Maryland: Gateway Press, Inc., 1980), p. 332.

Inventory No. AA-508

Philip Clayton, 160 Green Street, Annapolis, Maryland Continuation Sheet

Number 8 Page 6

The property was purchased by Henry Smart for \$1,505 in September 1889. He was charged for a lot (27 feet by 100 feet) on Green Street that was valued at \$405 and one brick house, valued at \$1,000. The 1900 census documents that Henry Smart, born in Massachusetts in July 1833, and his wife, Margaret, who was born in Ireland in 1853, lived on the campus of the United States Naval Academy. Smart was listed as a mariner. Based on the census records, it appears the property at 160 Green Street was used as rental property by Smart. The value of the lot, now 28 feet by 106 feet, had increased by 1905 to \$540, while the value of the house remained at \$1,000. The Smarts, who had just purchased the property at 161-163 Green Street (AA-1603) as the site of their new home, sold 160 Green Street in April 1907 for \$29,000 to Cina E. Harrington. Born in 1853 in Virginia, Cina E. (Neal) Harrington was married to John Levin Harrington, who operated a café at the corner of Main and Green streets. Harrington occupied the brick dwelling at 160 Green Street until her death in 1940. The 1930 census noted that the property was valued at \$3,370. The Sanborn Fire Insurance maps record the loss of the kitchen between 1913 and 1921.

Eleanor Elizabeth (Harrington) Henry received title to the property, which she occupied until her death in 1958. Relocating to Cape May, New Jersey, Bernard R. Henry became owner of his mother's property upon her death. He sold it just two years later in August 1960 to Elizabeth Meyers Mitchell.

During the ownership of Elizabeth Meyers Mitchell and her husband, Carleston Mitchell, the brick dwelling at 160 Green Street was renovated. According to the records in the vertical files of the Historic Annapolis Foundation, the work included the replacement of wainscoting with baseboards, addition of built-in bookcases to either side of the projecting chimney breast, and the infill of a window opening on the first story of the northeast elevation. The circa 1961 renovation also involved the removal or the substantial alteration of the rear ell, resulting in a two-story wood-frame addition that housed the kitchen, hall, and conservatory. Additionally, it appears another window along the interior stair was enclosed. The rear of the property was designed to provide a landscaped yard. Mrs. Joseph Martin Pickett Wright, better known as St. Clair Wright, assisted with the designs of the gardens. St. Clair Wright was one of the founders and four-time president of Historic Annapolis Foundation.

Despite the renovations, the Mitchells sold the house in July 1963 to Herbert G. Hannan, who occupied the dwelling until March 1971. It was purchased by John R. Wadleigh and his wife, Ray Williams Wadleigh. John Wadleigh was an admiral in the United States Navy. During their tenure as owners of 160 Green Street, in 1972, the Wadleighs conveyed an exterior easement to the Historic Annapolis Foundation. With the assistance of the Historic Annapolis Foundation, the dwelling was renovated.

Eleanor S. Pope purchased the property in 1974, conveying it less than a year later to James I. Humphrey and M. Ann Humphrey. Two years later, in February 1977, John T. Adams, Jr. became the owner of 160 Green Street. Adams lived in the dwelling until 1987, selling it to Robert E. Willett and his wife, Gail Barrie. In 1993, Patrick A. Mayben and Julia R. Mayben owned and occupied the house. It was sold to Tor Jernudd in 1997. Days prior to purchasing the property, Tor Jernudd granted his wife Julia M. Ryan specific power of attorney in order to obtain the necessary mortgage for the property. The couple retained ownership of their dwelling until August 31, 2000, when it was sold to Paige Lescure. In 2000, a pre-phase I assessment of potential for the presence of archaeological resources was conducted by James M. Harmon for the Historic Annapolis Foundation. Lescure currently leases 160 Green Street and lives in the Peggy Stewart House at 207 Hanover Street (AA-724).

#### 160 Green Street

1718:

James Stoddert surveyed for Amos Garrett

April 4, 1735:

Heirs of Amos Garrett to Dr. Charles Carroll Provincial Court Records Liber RD 2 Folio 311 Provincial Court Records Liber RD 3 Folio 76

Inventory No. AA-508

Philip Clayton, 160 Green Street, Annapolis, Maryland Continuation Sheet

Number 8 Page 7

February 20, 1752:

Green Street laid out by Dr. Charles Carroll

September 29, 1755:

Dr. Charles Carroll devised to Charles Carroll the Barrister

March 23, 1783:

Charles Carroll the Barrister devised to Nicholas Maccubbin Carroll (nephew, name changed)

Will Records of Anne Arundel County

Liber WB 3 Folio 503

September 28, 1812:

Nicholas Maccubbin Carroll to Ann Carroll Mason and William T.T. Mason

Chancery Court Papers 1213 (final decree 1815)

May 20, 1815:

William T.T. Mason and Ann Carroll Mason to John Brewer

Land Records of Anne Arundel County

Liber WSG 3 Folio 478

April 26, 1830:

George G. Brewer, Trustee, to Trustees of the Primary School District #38

Equity Case: George G. Brewer et al versus Nicholas Brewer et al

Land Records of Anne Arundel County

Liber WSG 15 Folio 264

1831:

Board of County School Commissioners of Anne Arundel County to Jeremiah T. Boyd

Sale Never Deeded

March 31, 1831:

Dennis Claude, Edward Sparks, and Thomas S. Alexander, Trustees for the Board of County

School Commissioners of Anne Arundel County to William Sullivan

Land Records of Anne Arundel County

Liber WSG 16 Folio 629

June 9, 1834:

William Sullivan to Philip Clayton Land Records of Anne Arundel County

Liber WSG 18 Folio 613

April 12, 1842:

Philip Clayton to George W. Wilson, in trust for Mary A. Wilson

Land Records of Anne Arundel County

Liber WSG 26 Folio 570

March 22, 1874:

Mary A. Wilson devised to Spedden Wilson, in trust for grandson James W. Holland

Will Records of Anne Arundel County

Liber RID 1 Folio 264

September 20, 1889:

Frank Stockett, Trustee, to Henry Smart

Chancery Case: Claude Wilson versus George W. Wilson

Land Records of Anne Arundel County

Liber SH 35 Folio 475

Inventory No. AA-508

Philip Clayton, 160 Green Street, Annapolis, Maryland Continuation Sheet

Number 8 Page 8

April 12, 1907:

Henry Smart to Cina Harrington

Land Records of Anne Arundel County

Liber GW 54 Folio 373

July 6, 1940:

Cina Harrington devised to Eleanor Elizabeth Henry

November 2, 1958:

Eleanor E. H. Henry devised to Bernard R. Henry

August 23, 1960:

Bernard R. Henry and Deborah Henry, to Elizabeth Meyers Mitchell

Land Records of Anne Arundel County

Liber GTC 1419 Folio 424

July 18, 1963:

Elizabeth Meyers Mitchell and Carleston Mitchell to Herbert G. Hannan

Land Records of Anne Arundel County

Liber LNP 1676 Folio 220

March 26, 1971:

Herbert G. Hannan to John R. Wadleigh and Ray Williams Wadleigh

Land Records of Anne Arundel County

Liber MSH 2395 Folio 653

1872:

John R. Wadleigh and Ray Williams Wadleigh to Historic Annapolis Foundation

Easement

December 27, 1974:

John R. Wadleigh and Ray Williams Wadleigh to Eleanor S. Pope

Land Records of Anne Arundel County

Liber 2731 Folio 363

July 8, 1975:

Eleanor S. Pope to James I. Humphrey and M. Ann Humphrey

Land Records of Anne Arundel County

Liber WGL 2778 Folio 242

February 24, 1977:

James I. Humphrey and M. Ann Humphrey to John T. Adams, Jr.

Land Records of Anne Arundel County

Liber 2941 Folio 266

February 24, 1977:

James I. Humphrey and M. Ann Humphrey to John T. Adams, Jr.

Land Records of Anne Arundel County

Liber 2941 Folio 266

July 1, 1987:

John T. Adams, Jr. to Robert E. Willette and Gail Barrie

Land Records of Anne Arundel County

Liber 4402 Folio 671

## Maryland Historical Trust Maryland Inventory of Historic Properties Form

Philip Clayton, 160 Green Street, Annapolis, Maryland Continuation Sheet

Number 8 Page 9

September 28, 1993:

Robert E. Willette and Gail Barrie to Patrick A. Mayben and Julia R. Mayben

Land Records of Anne Arundel County

Liber 6303 Folio 52

September 15, 1997:

Tor Jernudd grants specific power of attorney to Julia M. Ryan

Land Records of Anne Arundel County

Liber 8074 Folio 448

September 15, 1997:

Patrick A. Mayben and Julia R. Mayben to Tor Jernudd and Julia M. Ryan, her attorney in fact

Land Records of Anne Arundel County

Liber 8074 Folio 450

August 31, 2000:

Tor Jernudd and Julia M. Ryan for Tor Jernudd, attorney in fact, to Paige Lescure

Land Records of Anne Arundel County

Liber 9938 Folio 72

## 9. Major Bibliographical References

Inventory No. AA-508

McIntire, Robert Harry. Annapolis Maryland Families. Baltimore, Maryland: Gateway Press, Inc., 1980. Risjord, Norman K. Builders of Annapolis: Enterprise and Politics in a Colonial Capital. Baltimore, Maryland: Maryland Historical Society, 1997.

Papenfuse Edward. In Pursuit of Profit, the Annapolis Merchants In the Era of the American Revolution, 1763-1805. Baltimore, Maryland: The Johns Hopkins University Press, 1975.

## 10. Geographical Data

Acreage of surveyed property
Acreage of historical setting
Quadrangle name

O.066

Quadrangle name

Annapolis

Quadrangle scale: 1:24000

Verbal boundary description and justification

The property at 160 Green Street has been historically associated with Parcel 1169 as noted on Tax Map 52A since the construction of the building in 1834.

## 11. Form Prepared by

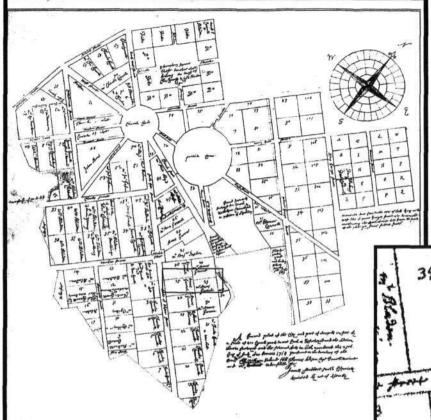
name/title	Laura V. Trieschmann, Senior Architectural Historian				
organization	EHT Traceries, Inc.	date	May 20, 2006		
street & number	1121 Fifth Street, N.W.	telephone	202/393-1199		
city or town	Washington	state	D.C.		

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust Maryland Department of Planning 100 Community Place Crownsville, MD 21032-2023 410-514-7600

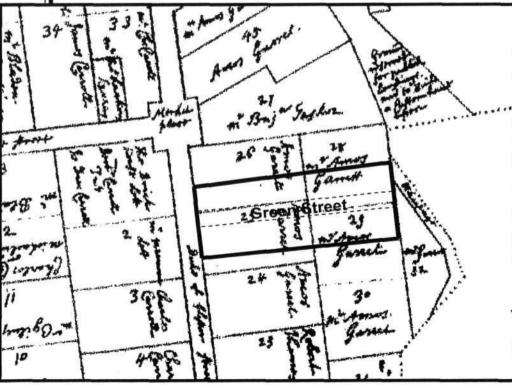


City of Annapolis

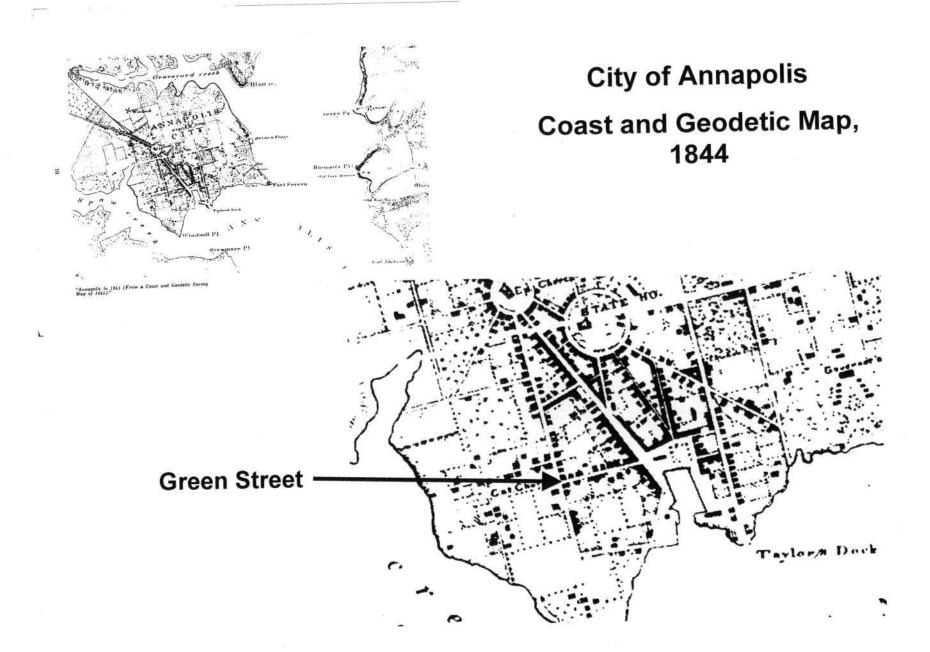
James Stoddert Map, 1718

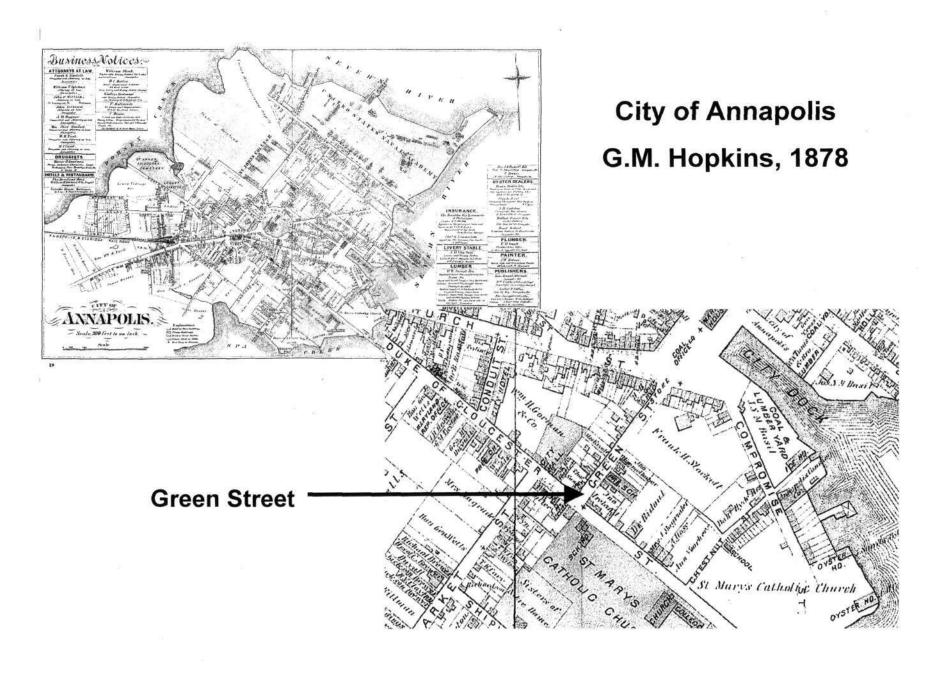
Enlargement of Lots 25, 26, 28, 29, and 30

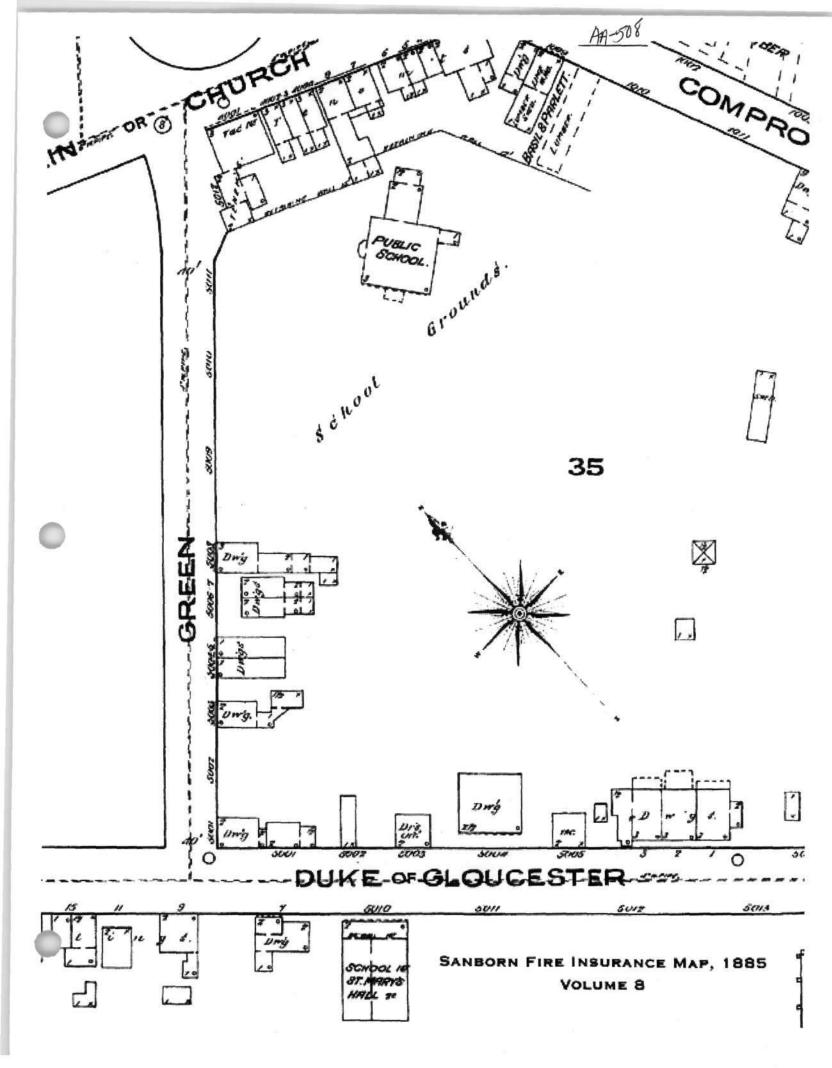
Showing location of Green Street

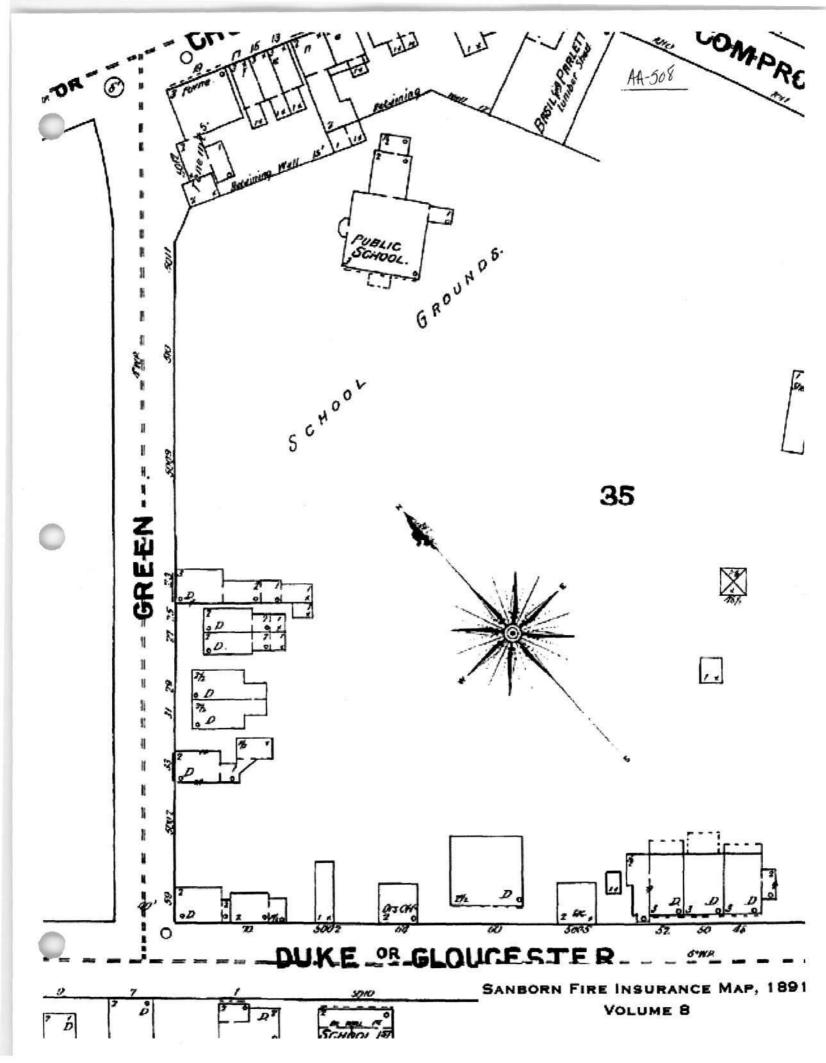


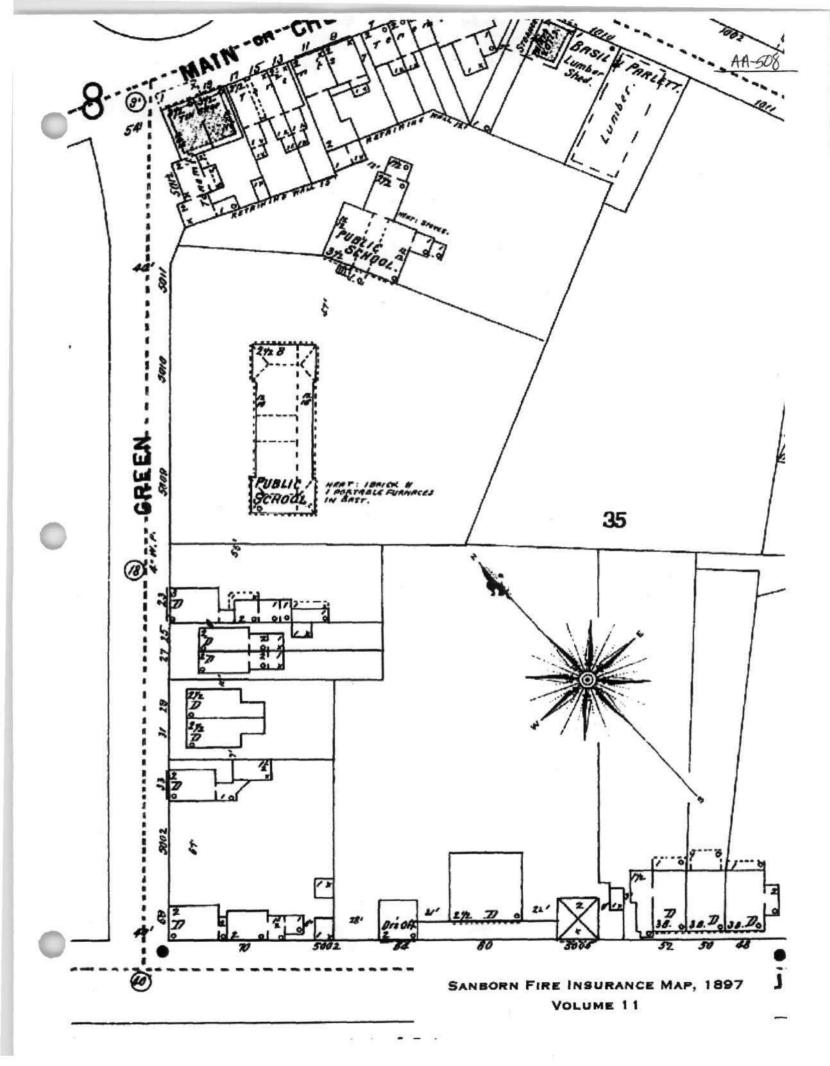
AA-508

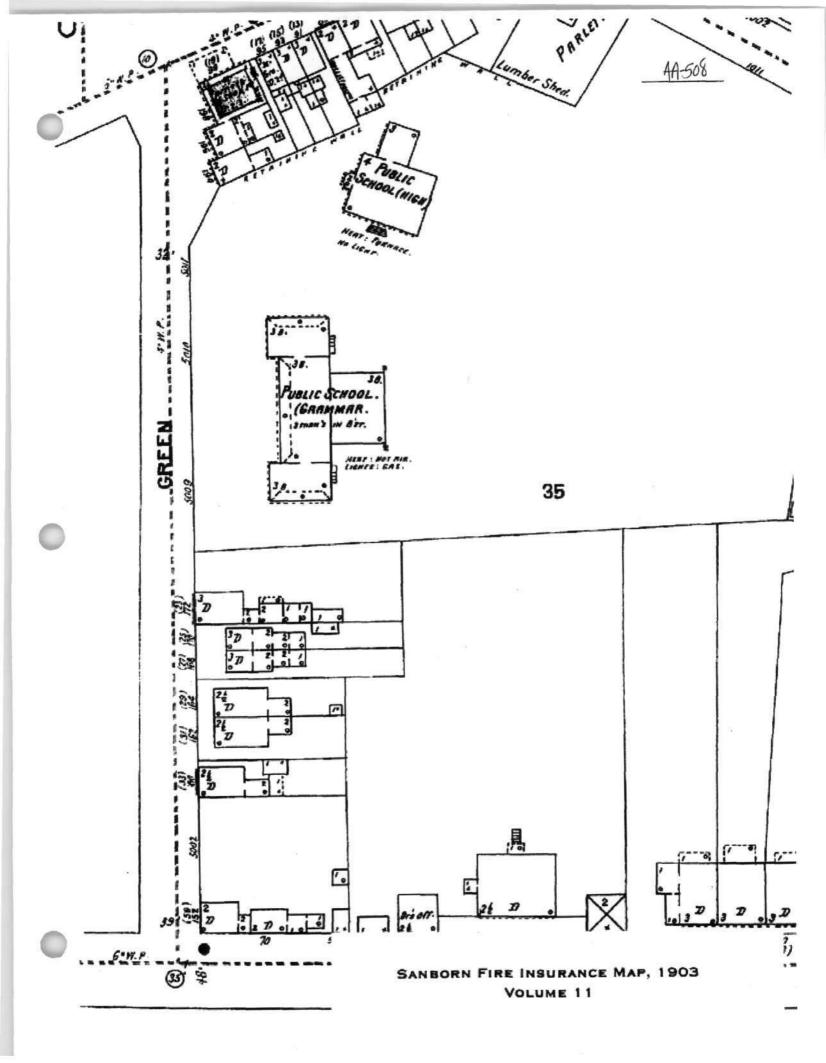


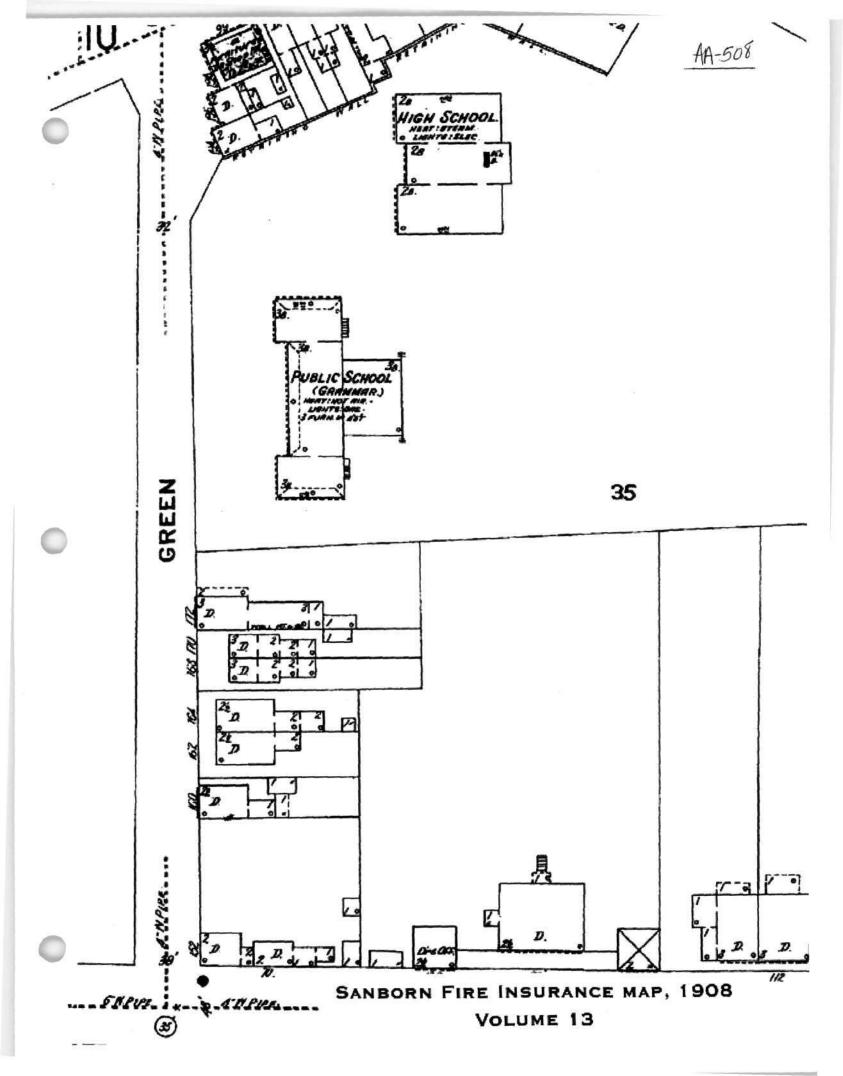


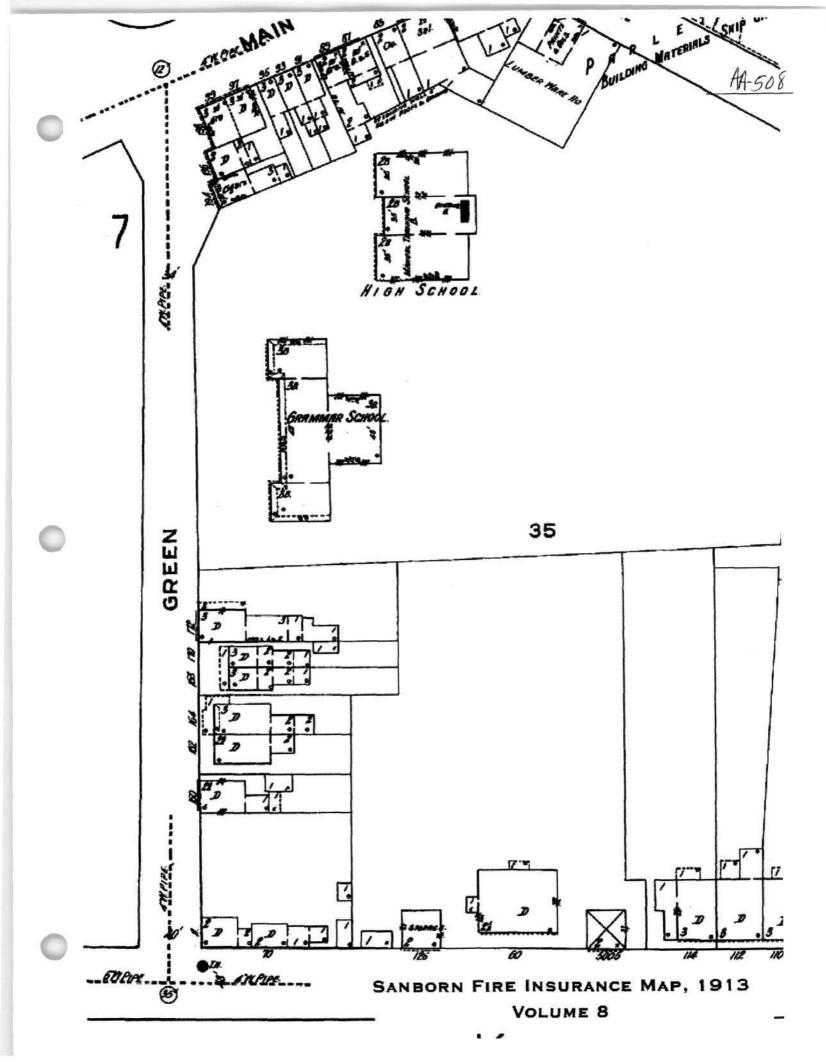


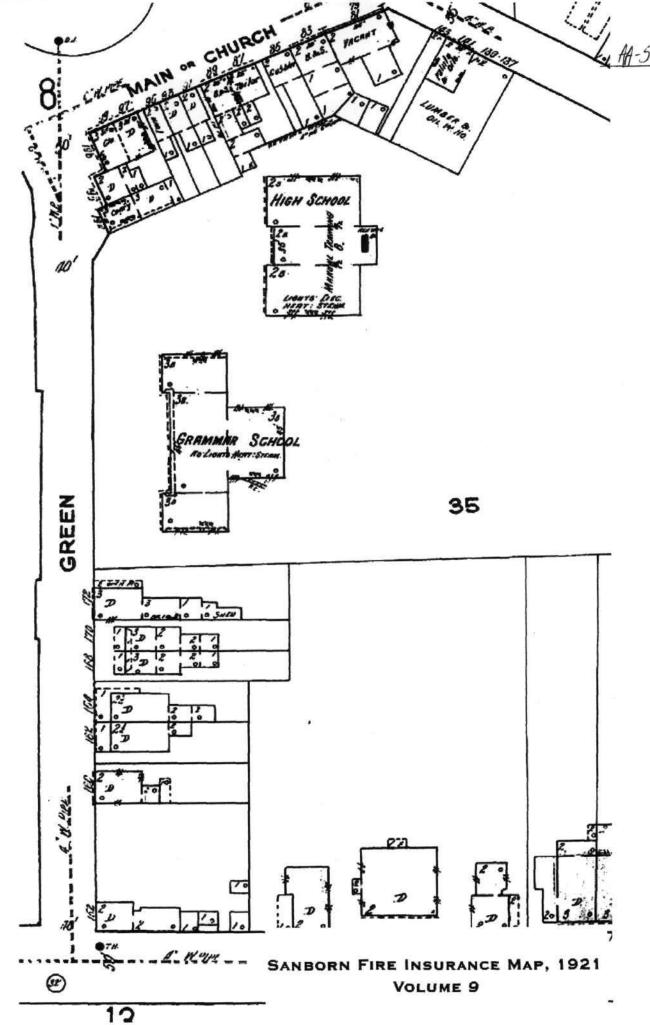


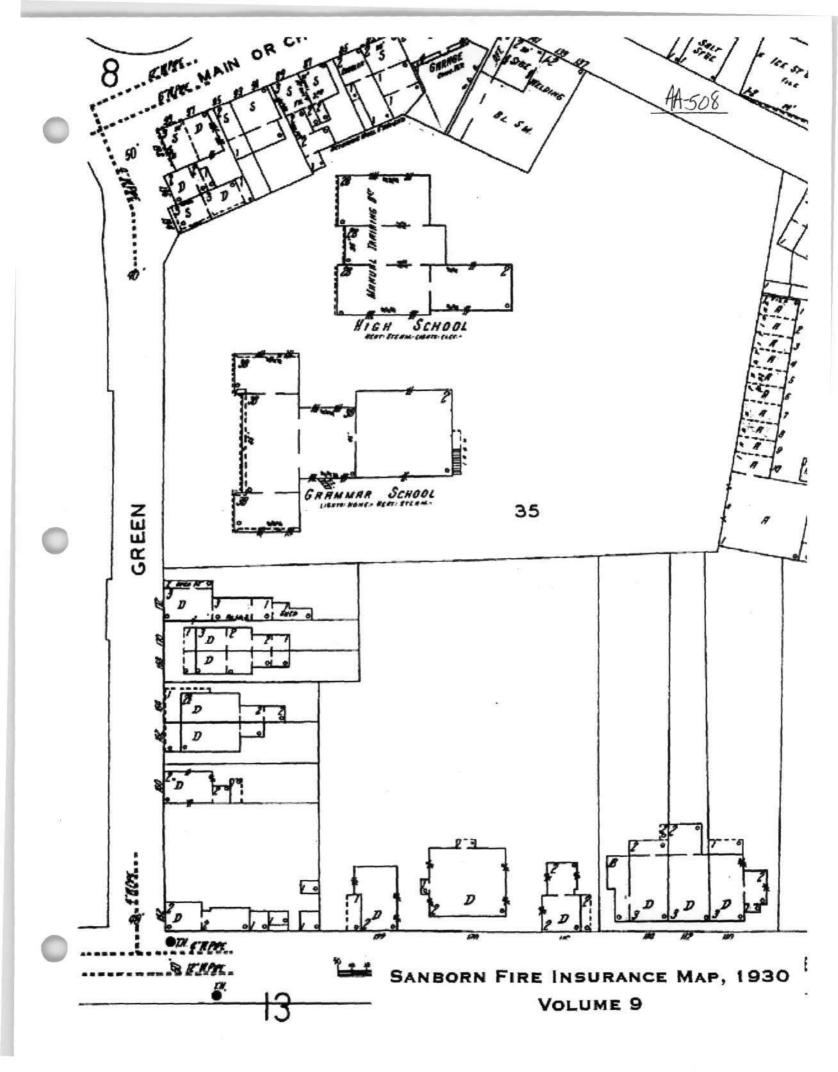


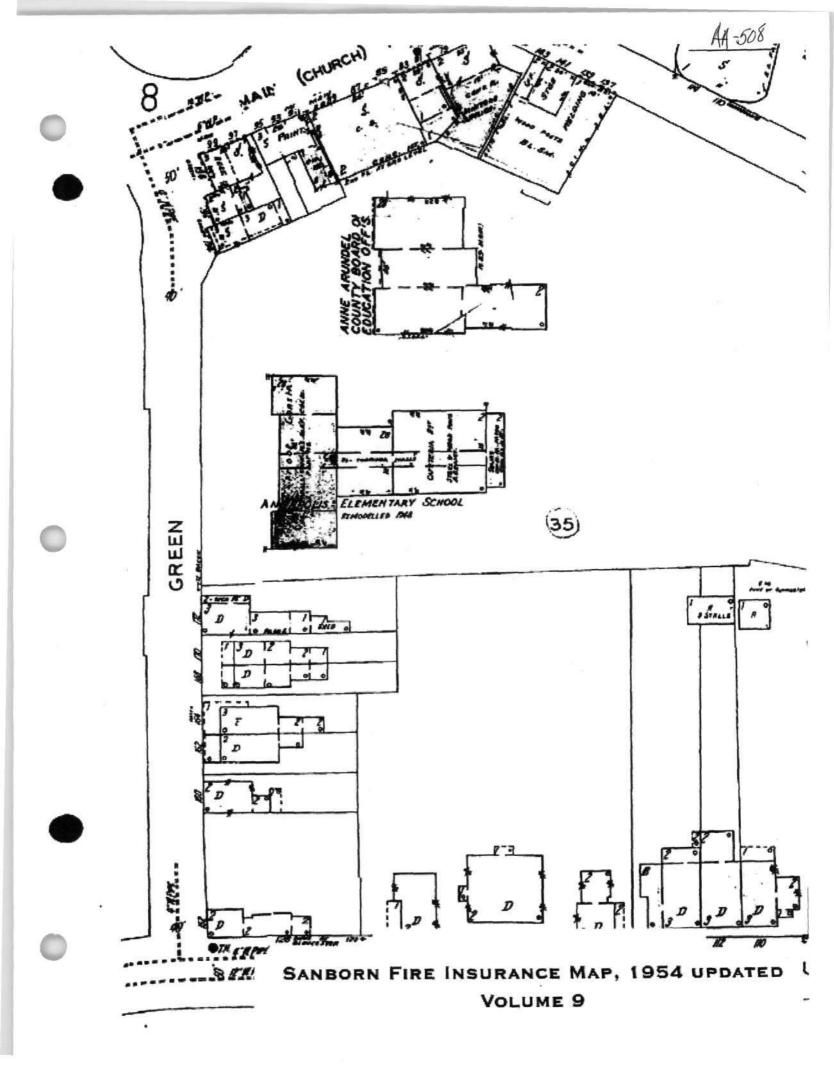


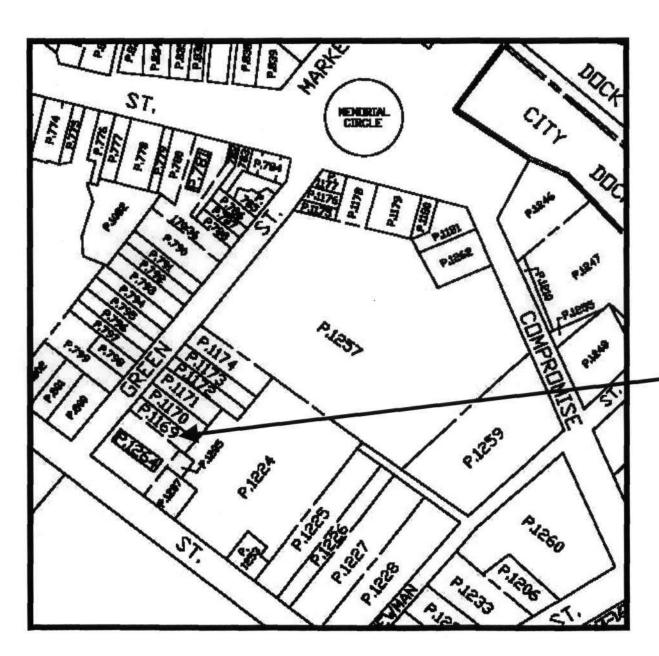












Tax Parcel Map of Annapolis Map 52A

Green Street, Survey Phase 10

July 2006

160 Green Street, AA-508

Parcel 1169

UNITED STATES
DEPARTMENT OF THE INTERIOR ROAD CLASSIFICATION State Route ANNAPOLIS, MD. 38076-H4-TF-024 Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1977 and other source data. This information not field checked. Map edited 1978 1957 PHOTOREVISED 1978 DMA 5761 IV NW-SERIES V833 Boundary lines shown in purple compiled from latest information available from the controlling authority

USGS Quadrangle Map
Annapolis, Anne Arundel County
Green Street, Survey Phase 10

July 2006

160 Green Street, AA-508 Annapolis, Maryland



AA-508
160 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES
SANUARY 2006
MARYLAND SHPO
NORTHWEST ELEVATION LOOKING EAST
1 OF 2



AA-508 160 GREEN STREET ANNAPOLIS, MARYLAND TRACERIES JANUARY 2006 MARYLAND SHPO NORTH CORNER LOOKING SOUTH 2 OF 7



AA-508
160 GREEN STREET
ANNAPOUS, MARYLAND
TRACERIES
MARCH 2006
MARYLAND SHPO
SW ELEVATION LOUKING EAST
3 OF 7



AA-508
160 GREEN STREET
ANNAPOUS, MARYLAND
TRACERIES
MARCH 2006
MARYLAND SHPO
SW ELEVATION LOOKING SOUTHEAST
4 OF 7



AA-508
160 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES
JANUARY 2006
MARYLAND SHPO
SOUTHEAST ELEVATION LOOKING NORTH



AA-508
160 GREEN STREET
ANNAPOLIS, MARYLAND
TRACERIES
JANUARY 2006
MARYLAND SHPO
NORTHEAST ELEVATION LOOKING SOUTH
7 0F 7

MARYLAND HISTORICAL TRUST	SURVEY NUMBER: AA 508				
21 STATE CIRCLE SHAW HOUSE	NEGATIVE FILE NUMBER:				
ANNAPOLIS, MARYLAND 21401	UTM REFERENCES:				
Control of the state of the sta	Zone/Easting/Northing				
HISTORIC SITES SURVEY FIELD SHEET	1				
Individual Structure Survey Form					
	U.S.G.S. QUAD. MAP:				
	PRESENT FORMAL NAME:				
	TABLET TOTAL HALL.				
COUNTY: Anne Arundel	ORIGINAL FORMAL NAME:				
TOWN: Annapolis	Farmers National Bank				
LOCATION: 160 Green Street	PRESENT USE: SF Res				
1 · · ·	ORIGINAL USE: Bank ARCHITECT/ENGINEER:				
COMMON NAME:	ARCHITECT/ENGINEER:				
COMPON NAME:	BUILDER/CONTRACTOR:				
FUNCTIONAL TYPE: Res Map 33 Par 55					
OWNER: John T. Adams, Jr.	PHYSICAL CONDITION OF STRUCTURE:				
ADDRESS: 160 Green Street	Excellent(X) Good()				
Annapolis, MD 21401	Fair() Poor:()				
ACCESSIBILITY TO PUBLIC: Yes(y) No () Restricted()	THEME: STYLE: Federal				
Yes(x) No () Restricted() LEVEL OF SIGNIFICANCE:	DATE BUILT:				
Local() State () National()	c.1804				
GENERAL DESCRIPTION:					
Structural System					
1. Foundation: Stone()Brick(X)Concrete()Concrete Block()					
2. Wall Structure	(2110cm( )				
A. Wood Frame: Post and Beam()Balloon()  B. Wood Bearing Masonry: Brick(X)Stone()Concrete()Concrete Block()					
C. Iron() D. Steel() E. Other					
	and Batten( )Wood Shingle( )Shiplap( )				
	( )Aluminum( )Asphalt Shingle( )				
Brick Veneer()Stone Veneer()					
Bonding Pattern: Flemish 4. Roof Structure	Other:				
4. Roof Structure A. Truss: Wood(X)Iron()Steel()	Concrete( )				
B. Other:	, ,				
5. Roof Covering: Slate()Wood Shing					
Built Up( )Rolled( )Tile( )Oth	ner:				
	6. Engineering Structure:				
7. Other: Appendages: Porches()Towers()Cupolas()I	Oormers()Chimneys(X)Sheds()Ells(X)				
Wings ()Other:	, , , , , , , , , , , , , , , , , , , ,				
Roof Style: Gable()Hip()Shed()Flat()Ma	nnsard( )Gambrel( )Jerkinhead( )				
) [18] [18] [18] [18] [18] [18] [18] [18]	st( )With Parapet( )With False Front( )				
Other:					
Number of Stories: 2  Number of Bays: 3  Fittance Location: Right					
Number of Bays: 3 Entrance Location: Right Approximate Dimensions: 20 x 55					
Approximate bimensions					
THREAT TO STRUCTURE:	LOCAL ATTITUDES:				
No Threat(X)Zoning()Roads()	Positive()Negative()				
Development()Deterioration()	Mixed() Other:				
Alteration ( )Other:					
M 19 10 2022 II. 1					

ADDITIONAL	ARCHITECTURAL	OR	STRUCTURAL	DESCRIPTION:

AA-508

Paired end wall chimneys; corbeled cornice; splayed brick lintels at windows and transom lit door; 6/6 sash.

RELATED STRUCTURES:

(Describe)

## STATEMENT OF SIGNIFICANCE:

Excellent Federal townhouse, once the First Farmer's National Bank. Important as a type and critical to the streetscape.

## REFERENCES:

MAP: (Indicate North In Circle)



SURROUNDING ENVIRONMENT:

Open Lane()Woodland()Scattered Buildings()
Moderately Built Up()Densely-Built Up()
Residential()Commercial()
Agricultural()Industrial()

Agricultural()Industrial()
Roadside Strip Development()
Other:

RECORDED BY:

Russell Wright

ORGANIZATION:

Historic Annapolis, Inc

DATE RECORDED:

ug. 1983

Form 10-445

1. STATE Annapolis, Maryland COUNTY

TOWN STREET NO. 160 Green Street

Farmer's Nat. Bank ORIGINAL OWNER Bank ORIGINAL USE

PRESENT OWNER Mrs. C. Mitchell PRESENT USE residence WALL CONSTRUCTION brick NO. OF STORIES two plus attic

HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY

2 NAME First Farmer's National Bank

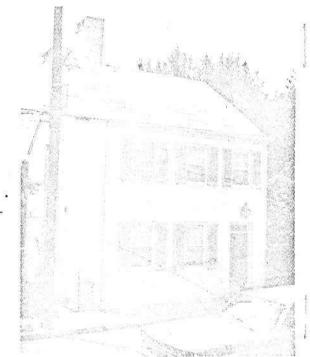
DATE OR PERIOD C. 1804 STYLE Federal ARCHITECT BUILDER

3. FOR LIBRARY OF CONGRESS USE

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION

OPEN TO PUBLIC NO

160 Green Street, not only was the First Farmer's National Bank, but it is an outstanding example of the Federal period. The front is a perfect Federal arrangement, a door and two windows on the first floor and three windows on the 2nd floor. All windows are 6/6 with splayed brick lintels and louvred shutters. Doorway has granite steps, 3 light transom, and a splayed brick lintel matching those over the windows. There is a plain cornice of 2 rows of corbeled bricks. Side wall has three 6/6 windows (I per floor), 2 star-shaped, tie rod ends and a double chimney. Building is in perfect shape and has proper Federal color scheme.



excellent

5. PHYSICAL CONDITION OF STRUCTURE

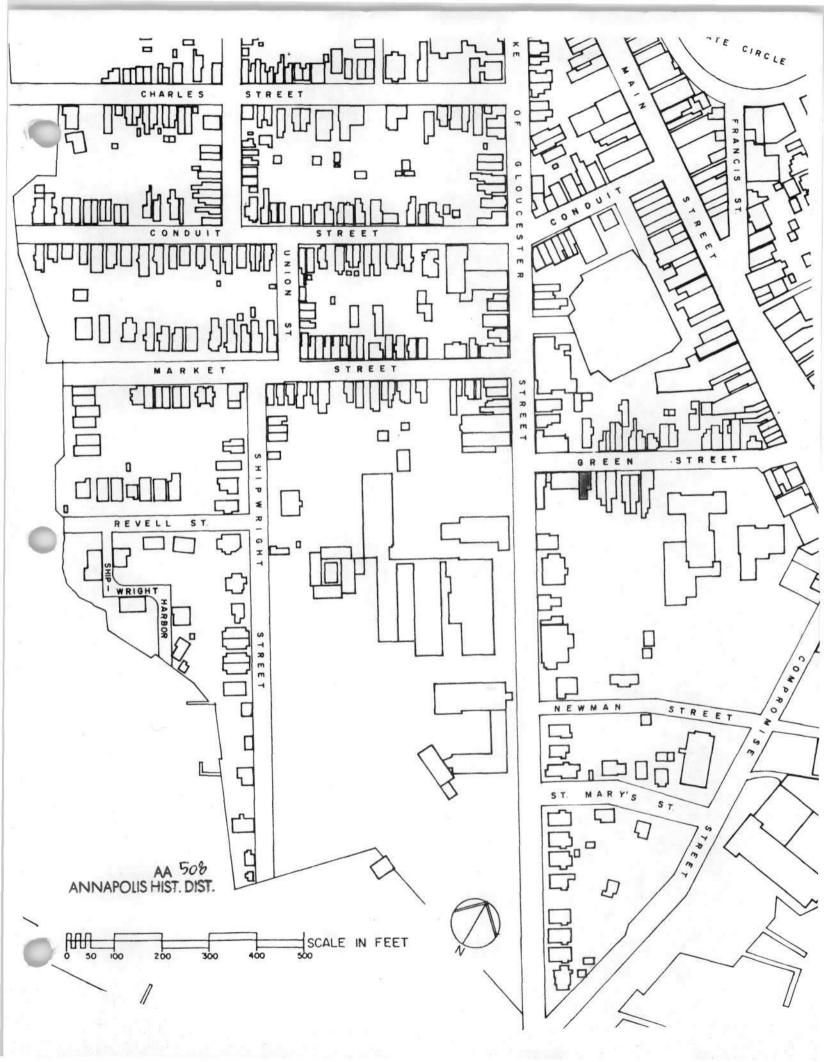
6. LOCATION MAP (Plan Optional)

3. PUBLISHED SOURCES (Author, Title, Poges) INTERVIEWS, RECORDS, PHOTOS, ETC.

Orlando Ridout IV Historic Annapolis, Inc. 7. PHOTOGRAPH

9- NAME, ADDRESS AND TITLE OF RECORDER

William D. Morgan Columbia University New York City . DATE OF RECORD July 20





AA-508

WILLIAM D. MORGAN
160 green Street
DH/26/67



AA 508
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
WEElevation/camera facing



AA 508
Annapolis, Anne Arundel County
Russell Wright July, 1982
Maryland Historical Trust,
Annapolis, Maryland
Elevation/camera facing Sw